



- Two bedroom apartment
- Large double bedrooms
- Allocated parking space
- Communal gardens
- Open plan living accommodation
- Walking distance of Train Station
- Gas central heating
- Well presented throughout
- Loft space

14 Porters Field, Braintree, Essex. CM7 1FE.

** Guide Price £175,000 - £185,000 **

A well presented & deceptively spacious two-bedroom apartment situated within short walking distance of the both the Braintree town centre & the mainline railway station. The property boasts a combination of spacious, open plan living accommodation, offering an ideal purchase for both first-time buyers and buy to let investors alike. This top floor apartment features a large entrance hall, a spacious lounge/diner which also incorporates the kitchen/breakfast area, two double bedrooms, and the family bathroom. Outside, there is allocated parking with additional visitors spaces available, and a well maintained communal garden area.



Property Details.

Entrance Hall

Radiator, storage cupboard, carpeted flooring, smooth ceiling.

Lounge/Diner



21' 1" x 11' 1" (6.43m x 3.38m)
Double glazed windows to side aspect, radiator, carpeted flooring, smooth ceiling, open plan to kitchen.

Kitchen Area



11' 1" x 7' 10" (3.38m x 2.39m)
Double glazed window to front and side aspects, matching wall and base units with roll top work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in oven, gas hob, extractor hood, integrated fridge/freezer, space for washing machine, floating island with breakfast bar, wall-mounted boiler, radiator, tiled flooring, smooth ceiling.

Property Details.

Bedroom One



11' 1" x 9' 1" (3.38m x 2.77m)
Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

Bedroom Two



11' 1" x 9' 0" (3.38m x 2.74m)
Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

Bathroom



Partly tiled walls, panelled bath with shower attachment, low-level WC, pedestal wash hand basin, radiator, vinyl flooring, smooth ceiling.

Communal Garden Area

The property has communal gardens to the front and rear.

Parking

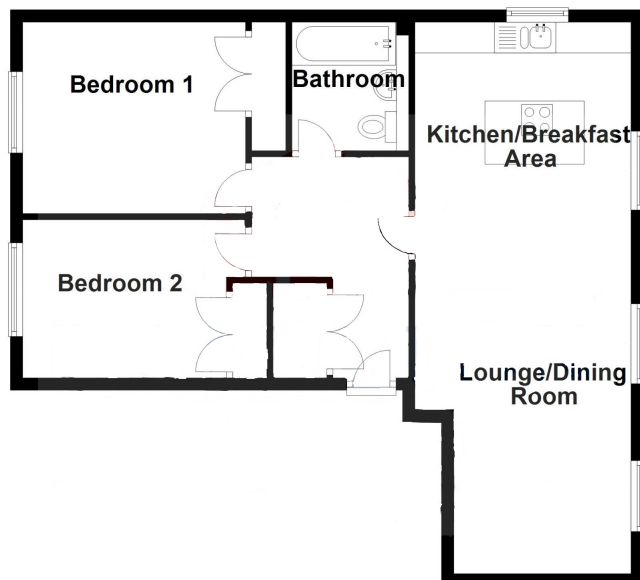
There is one allocated parking space to the rear of the property.

Property Details.

Floorplans

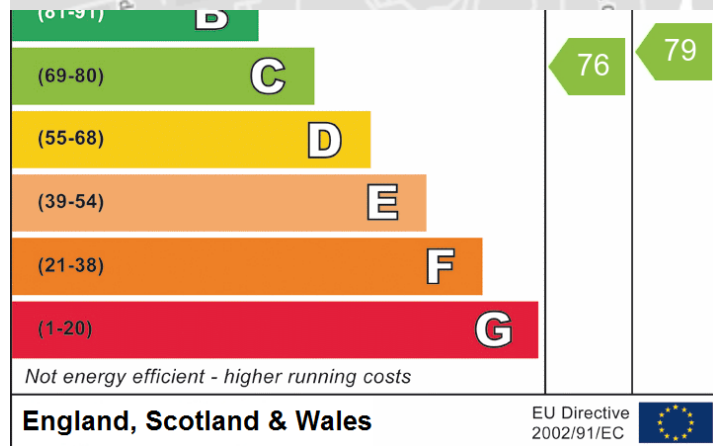
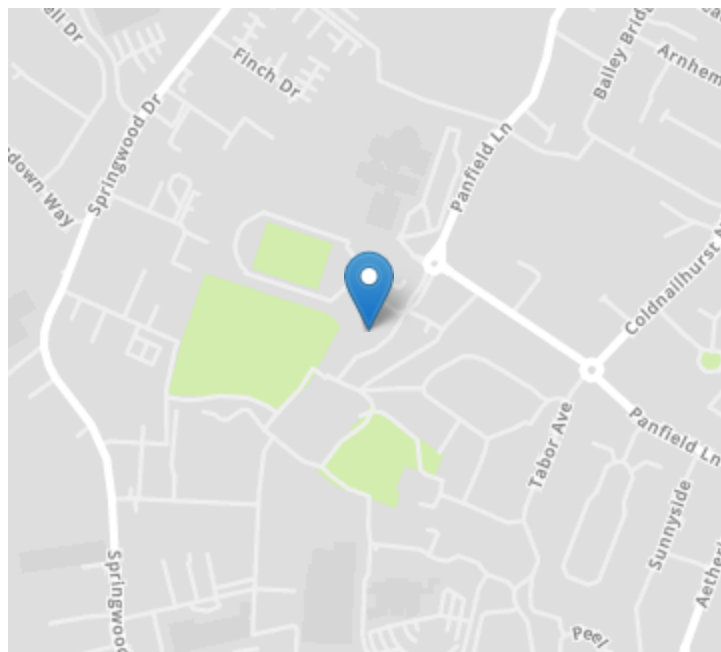
Second Floor

Approx. 66.4 sq. metres (714.7 sq. feet)



Total area: approx. 66.4 sq. metres (714.7 sq. feet)

Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.